



## Alum Rock Union Elementary School District Bond Program Update for August 10, 2017 Board Meeting

### **CURRENT PROJECTS:**

#### **Hubbard K-8 Expansion Project**

Del Terra inherited this project which was originally planned in October 2016 by the District. The new and revised Scope of Work is to install 9 additional modular buildings to accommodate the K-8 Expansion of the campus.

Scope of work includes, but is not limited to site work, site excavation, underground utilities, new parking lot, new accessible routes, nine new classroom portables, architectural, structural, electrical, plumbing, low voltage data and new fire alarm installations.

**Status:** The project is in construction and very near completion. Previous soil condition issues, city approval of easements and construction challenges were resolved. Bldgs are installed, Shade structure is on site and installation work is moving forward. Site Cleanup shall commence next week. Project scheduled to complete on time.

#### **New HVAC Projects: Dorsa ES and LUCHA**

Scope of Work is to install new HVAC within classrooms at Dorsa ES and LUCHA. Work is to commence this summer, mid-June. Anticipated completion is August 2017.

#### **Dorsa**

Work is continuing to move forward. The asbestos/demolition work was completed, the Contractor worked overtime and weekends to catch up on their schedule. They also performed supplemental work to achieve the proper manpower for demolition, including working Saturday and Sunday to make up days. School will have beneficial occupancy as scheduled with HVAC operational. Contractor may have to complete some finish electrical work and/or Air Balancing during occupancy with none to minimal impact to site personnel.

#### **LUCHA:**

Construction is progressing steadily forward. Contractor is moving forward in all areas with equipment installation; project is currently on schedule and no delays are anticipated.



**UPCOMING PROJECTS:**

**Multi-Purpose School Community Center (MPSCC)**

**Fischer MS Project**

Project bid results as previously presented are as follows:

	<u>Original Budget</u>	<u>Actual</u>	<u>Project Over / Savings</u>
Construction Estimate:	\$ 10,300,000	\$ 9,040,000	(\$ 1,260,000)
Total Project Estimate:	13,648,173	12,388,031	( 1,260,142)

Initial project kickoff meeting occurred on 8/3/17. Contractor is to provide all Contractual Bid documents. Upon District execution of Contract, the project construction timeline will commence. District in possession of Contract and pending final approval and execution.

**Mathson Restroom Modernization (Upgrade and ADA Accessibility) Project**

The Restroom project includes 8 restrooms for both staff and students, bid at \$830,000. Work scope includes, but not limited to selective demolition and abatement, removal of floor and wall tile, removal of water closets and urinals, including the removal of sinks, installing new gyp-board, installing new wall tile and new epoxy flooring, interior painting, minimal architectural work scopes, electrical work and an updated fire alarm system.

Work commenced June, project continues to move forward. Contractor has continued moving forward on the **District Requested** change order at the Nurse Station Restroom. In spite of the District’s additional work requested, unforeseen site conditions and previously undisclosed Lead Paint issues, the construction is moving steadily forward without impact to the schedule. Contractor and subcontractors worked overtime and weekends to complete on time. The work continues forward in all buildings, including the **Unforeseen** and **Existing condition changes** that are required to bring those areas up to code. District and Del Terra continue to work with Contractor to resolve construction issues, note there were **significant discovery items**, it will not impede the overall schedule, however, additional costs have been generated. Upon final negotiated cost proposals, final Change Orders will be presented to the Board for approval.

**ARUESD Roofing Projects at Various Sites**

The District requested Del Terra Group to assist with some of the various roofing projects throughout the District.

- Del Terra was assigned to bid all five projects and oversee only Russo and LUCHA Roofing Projects
- District will oversee Mathson roofing repairs, District Office Walkway, Maintenance Bldgs, and KIPP Roofing Project

The work scope includes, but is not limited to removal and demolition of old existing roofing material, removal of old existing gutters, existing roof metal edging, and the installation of new



roofing material, installing new metal drip edge, installing new gutters and limited painting for the exposed metal edge trim.

**Russo:**

Work is complete. Back check for Punchlist is underway.

**LUCHA:**

Work is complete. Back check for Punchlist is underway.

**UPCOMING PROJECTS**

**Mathson Multi-Purpose Building (old MACSA) Renovation Project**

District directed Del Terra to commence Re-bidding of the project. Bid advertisement will be Aug. 15<sup>th</sup> and 22<sup>nd</sup>.

Construction estimate is \$6,000,000, with a total Project estimate of \$8,400,000.

Bid opening scheduled for September 28, 2017, with estimated substantial completion date of May 1, 2018.

Facility improvements and repairs are as follows:

- Roofing
- Electrical Upgrades
- HVAC units are to be replaced
- Painting
- Landscaping
- Building modifications
- Create new Access Road & Drop-Off areas
- New Signage

**HVAC District Wide Assessment for future HVAC School Repairs**

District stated MOT Director has been working on districtwide HVAC assessment for past several months.

- Assessment is completed and a report will be provided to the board in the near future.

Del Terra has stated to District, a re-evaluation of Project priorities is recommended to determine if more school sites should have new HVAC installed in summer 2018 vs other approved projects

- **District to provide direction on Del Terra's recommendation**

**George MS Project**

**Construction Budget: \$10.0M** (50 Stall Parking Lot included)

**Total Project Estimate: \$13.171M**

Project is in Design Development, the plans are 25% complete and Del Terra and District are reviewing. DSA has modified the Design Approval Process, which adds an additional 3-6 months to the approval timeline. Architect estimates that full set of plans should be available by late summer. Submittal to DSA will follow subsequently.